

**FALLBROOK COMMUNITY PLANNING GROUP
And
FALLBROOK DESIGN REVIEW BOARD**

Regular Meeting

Monday 21 February 2011, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Meeting called to order at 7:00 PM by Jim Russell, who led the assembly in the Pledge of Allegiance.

12 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Michele Bain, Donna Gebhart, Jim Russell, Jack Wood, Roy Moosa, Harry Christiansen, Chuck Sanacore and Ike Perez. Eileen Delaney, Jackie Heyneman and Steve Smith, were excused.

Mr. Russell announced that there would be a public meeting on the Gregory Landfill project Wednesday February 23 at the Fallbrook Library.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation.
Non-discussion & Non-voting item

Several residents of the Rainbow community expressed their concerns with current developments on the Liberty Quarry project. The speakers detailed the negative impacts that the project would have on the Fallbrook and Rainbow area and asked the Fallbrook Planning Group to join the Rainbow Planning Group in asking the San Diego County Board of Supervisors to support opposition to the Quarry Project. The following letter was read into the record:

Paul Georgantis
Chair
Rainbow Community Planning Group
Address
February 20, 2011

San Diego County Board of Supervisors
1600 Pacific Highway
Room 335
San Diego, CA 92101

Dear Board:

The Rainbow Community Planning Group respectfully requests that the BOS become involved in one of the largest land use issues in our community's 120 years. Our nation was founded upon representation and your involvement in our planning and land use issues is a matter of extreme importance to our community.

One of the nation's largest rock quarries is proposed by Granite Construction to be built in Riverside County, abutting the San Diego County line and the SDSU Santa Margarita Ecological Preserve. The location for the quarry has only one source for ingress and egress for its projected daily truck traffic, approximately 1600 trips per day, and that is Rainbow Valley Blvd. This would effectively bottle up our community from the I-15 access and create significant traffic and pollution hazards.

Our community input has always reflected that if the project is to move forward, then it should have additional infrastructure for highway access within Riverside County. Our opposition to the site is based on the fact that our schools, businesses and emergency infrastructure will suffer significantly from the deleterious health effects caused by pollution and congestion associated with a second area open pit mining operation. Given the already existent Rosemary's Mountain Quarry, there is no benefit to San Diego County.

We also ask you to consider the SDSU Santa Margarita Ecological Reserve, a fifty-year ecological reserve hosting hundreds of studies by scientists around the globe. It is one of the last pristine outdoor reserves in southern California.

When the final EIR is presented, we appeal to the BOS to represent us and take a strong position, thereby, joining the local universities, health agencies, municipalities, business owners, and thousands of residents in the region in opposing this project.

Our community has no voice in the decisions being made in Riverside County. However, we urge our San Diego BOS's voice to be heard in the chambers of the Riverside County Planning Department and the RCBOS that the extension of all of the negative environmental aspects of this project into San Diego County is unacceptable.

We respectfully ask for your support in opposing Granite Construction's Liberty Quarry project and preserving our county environment.

Respectfully,
Paul Georgantis, Chair
Rainbow Community Planning Group

2. Approval of the minutes for the meetings of 17 January 2011. Voting item.

Mr. Wood motioned to approve the minutes. The motion was approved with Ms. Bain and Ms. Gebhart abstaining.

3. Presentation by Mike Slaton, Mike.Slaton@staterbros.com and Scott Limbacher, Scott.Limbacher@staterbros.com, from Stater Bros. Supermarkets 909-733-5002 on possible plans for their property located at the north east corner of South Mission Road and Pepper Tree Lane. Community input. Non-voting item. (1/10)

Mr. Slaton presented the preliminary layout for a super market on the commercial lot at Pepper Tree and South Mission Road. He stated that while the development company had not submitted plans to the County there was a possibility of that soon and they wanted to get some preliminary feedback from the Community and the Planning Group prior to that. Members of the public commented on the fact that there did not appear to be a great deal of growth in the central Fallbrook area and that another major supermarket would need to take market share from the existing markets to make a reasonable profit. They also commented that additional competition was expected by the developments east of the I-15. Mr. Slaton commented that their research had indicated there was room for another market in the central Fallbrook area.

Ms. Burdick had a concern with the service docks being on the north side of the building accessed by South Mission. She felt Pepper Tree would be a much better access point for trucks.

Mr. Christensen also felt that the proposed access on South Mission would conflict with the other driveways directly north of the property.

Mr. Russell was concerned with the impact of the proposed market on the existing businesses in town.

4. VAR11-002 Request for an Administrative Variance to reduce the rear yard set back from 40' to 20' for a proposed three bedroom 2 bath single family dwelling unit located at 1410 East Mission Road, APN 105-092-41. Owner Maria and Gabriel Arias, 760-728-8325. Applicant and contact person Sachin Parlikar 760-685-1007. County planner: Kevin Johnston, 858-694-3084, Johnston@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (1/20)

Withdrawn.

5. P11-002 Request for a Major Use Permit for an unmanned cell site on the 2.32 acres located at 1907 Carriage Lane, APN 107-250-51. Owner Bradley Ihde 760-522-1022. Applicant AT&T Mobility, LLC. Contact person Karen Adler 760-715-3416. County planner Emmet Aquino 858-694-8845. **Public Facilities Committee.** Community input. Voting item. (1/24)

AT&T's representative, Ted Marioncelli, presented the request to place a fourth antenna site on a private residence at 1907 Carriage Lane. Mr. Marioncelli stated that the County had a regulation that only three antennas were allowed on a single residence. The County was encouraging AT&T to consider an antenna at Live Oak Park and has requested a feasibility study for an antenna at the Park.

The next door neighbor to the project spoke against the project. She felt that the current antennas, while disguised, were still an eyesore and felt enough was enough.

After further discussion, Mr. Sanacore motioned to deny the project as presented and the motion was approved unanimously.

6. Comments to the county on the possible signalization of South Mission Road at Fallbrook Towne Center Driveway. DPW Traffic Engineer Maria Rubio-Lopez, Maria.Rubio@sdcounty.ca.gov, (858)874-4030. **Circulation Committee.** Community input. Voting item. (1/28)

Ms. Burdick introduced the request. DPW had conducted a traffic study of the South Mission entrance to the Fallbrook Towne Center. They found very heavy traffic and a sufficient number of accidents to meet the warrants. DPW has asked if the Fallbrook Planning Group wanted to request signalization of the intersection. Ms. Burdick reported that the Circulation Committee had considered the request but felt strongly that signalization of the Aviation and South Mission intersection was more important and, once installed, should relieve some of the traffic pressure on the Shopping Center intersection.

After further discussion Ms. Burdick motioned to postpone consideration of a signal at the Fallbrook Towne Center Driveway until after the installation of the signal at Aviation, and further requested that the Fallbrook Towne Center intersection be studied again after the Aviation light was put in place. The motion was approved unanimously.

7. Request for a waiver of B community design site plan requirement for one illuminated wall sign for a new AT&T store located at 1113 S. Mission Road, APN 104-390-02-00. County planner, Peggy Hobson, Peggy.Hobson@sdcounty.ca.gov, 858-495-5044. Design Review Committee.

Community input. Voting item. (2/1)

The sign company representative presented the request to change the signage on the new location for the AT&T store in the Fallbrook Towne Center.

Mr. Wood reported that the Design Review Committee had reviewed the request and had no objections to the request.

After limited discussion Mr. Wood motioned to approve the request as presented and the motion was approved unanimously.

8. Response to the county on several requests for changes in Fallbrook properties designations on the General Plan Update. County planner: Jimmy Wong, (858) 694-3608, jimmy.wong@sdcounty.ca.gov. Land Use Committee. Community input. Voting item.

Descriptions of each property can be found at:

http://www.sdcounty.ca.gov/dplu/gpupdate/bos_feb2011.html

Mr. Wood reported on the Land Use Committee review of each request on the list.

FB1, Owner: PALA MESA PACIFIC PROPERTIES, Northwest of I-15 and SR-76. Existing: (21) SPA, New GP: GC, Request: SR2

FB1- Mr. Wood stated that several properties in the vicinity had similar uses to the SR2 zoning. After limited discussion Mr. Wood motioned to support the Fallbrook Planning Group's request for SR2 zoning and the motion was approved unanimously.

FB2, Owner: FRITZ FAMILY TRUST, Pala Mesa Dr and Rice Canyon Road. Existing (17) 1du/2,4,ac. New GP: RL20, Request: SR2

FB2- Mr. Peterson representing the property owner stated that while there were no current plans to develop this property, the new zoning dramatically affected the value of the property. After further discussion Mr. Wood motioned to deny the applicant's request and instead support the DPLU Staff proposed RL20 zoning and the motion was approved with Mr. Moosa abstaining.

FB3-A, Location: HP Site, 3P's. Existing: (21) Specific Plan Area. New GP: Referral Map, Request Draft Land Use Map

FB3-A Mr. Wood stated that the proposed zoning should match the previous recommendations of the Planning Group (see below). After limited discussion Mr. Wood motioned to deny the applicant's request and instead support zoning that conforms to the Planning Group's 2005 recommendations and the motion was approved unanimously.

FB3-B, Campus Park West. Existing: (21) Specific Plan Area. Request: More commercial in place of proposed Industrial

FB3-B Mr. Wood stated that the proposed zoning should match the previous recommendations of the Planning Group (see below). After limited discussion Mr. Wood motioned to deny the applicant's request and instead support zoning that conforms to the Planning Group's 2005 recommendations and the motion was approved unanimously.

FB4 Mr. Wood stated that the proposed zoning should match the previous recommendations of the Planning Group for the area east of the I-15/76 intersection (see below). After limited discussion Mr. Wood motioned to deny the request and instead support zoning that conforms to the Planning Group's general recommendations for that area and the motion was approved unanimously.

FCPG MOTION-2020 Plans for the Northeast Quadrant of I-15 /SR76
ADOPTED AT SPECIAL MEETING - MAY 2, 2005 (14 yes, 1 no)

1. *We prefer the total land use density for dwelling units proposed by the "College Alternative" Plan, except that an additional 100 home sites should be included in the Pappas property.*

2. *We recommend continued work on the College Plan alternative to refine the allowed densities, with a targeted total, maximum yield of dwelling units to actually be built of not more than 1,400 residential dwelling units distributed as follows: Passerelle = 650, Pardee = 650, Pappas = 100.*

The current County concept is on a General Plan Amendment level, which produces the "raw" number of allowable lots. It does not account for the density reductions that occur later in "project planning". Minimum lot sizes in each land use designation, setbacks, slopes, school and park areas, environmental restrictions, and other factors will normally reduce the number of lots in the Land Use Designations to the number of yielded (actual) lots to roughly 60 – 70% of the "raw number" density.

3. *We recommend a maximum Floor Area Ratio of 40% of total land designated for Office Professional/ Light Industrial land. The sixty acres of office / industrial space proposed by Passerelle would then be limited to approximately one million square feet of building space.*

4. *We recommend that the Transit Node facilities should be located in the Pappas property, as follows: It should be located as close as possible to SR 76; It should be at least twenty acres in size, with parking for at least 1,500 cars; It should be landscaped with trees and bushes; And, it should be paid for by TransNet (the new ½ cent sales tax) or with gas tax or other public funds.*

5. *We recommend that only 100 home sites should be on the easterly part of the Pappas property, and there should not be any condos or apartments. The Commercial site (A) should not be more than eight acres, and (B) should be designed and designated as being "Neighborhood Serving Commercial", with no "regional" shopping characteristics, and (C) should have Floor Area Ratios that permit no more than 100,000 square feet of total building space, which will allow a commercial center substantially equivalent to the Major Market shopping center – with the addition of a drug store.*

The balance of the Pappas property north of SR 76 (after portions used for commercial and Transit Node facilities) should be limited to Office Professional / Light Industrial uses with a Floor Area Ratio of not more than 40% of total designated land use. This motion does not address Pappas' property south of SR 76.

6. *We strongly recommend the creation of a new Freeway interchange at the Canonita / Stewart Canyon crossing to relieve future traffic impacts at our two existing Freeway interchanges. A significant portion of these costs should be borne by the proposed developments.*

7. *We recommend that the road arrangement within the Pappas property should include a connection northeasterly to the central area of the Passerelle / Pardee projects.*

8. *We recommend that any "phasing plan" for actual development and construction in this quadrant should take into account the infrastructure improvements then in place on SR 76, both east and west of I-15.*

FB8, Owner: CHAFFIN JOHN R&MARYLEE E ET AL, Northwest of Red Mtn. Dam Rd. and East Mission Rd. Existing: (18) 1du/4,8,20ac, New GP: RL40, Request: SR10/RL20

FB8 Mr. Wood stated that the property had been put into a mitigation bank so no action was required. No action was taken

FB14, Owner: CHAFFIN NOLA B TRUST 09-22-92, Southwest Rockycrest Rd and S. Mission Rd., Existing: (13) Gen Commercial, New GP: GC, Request: C34 zoning

FB14 After limited discussion Mr. Wood motioned to deny the applicant's request for C34 and instead support the DPLU Staff proposal for GC zoning and the motion was approved with Mr. Christiansen abstaining.

FB15, Owner: BYER DAVID W&RHONDA L FAMILY TRUST, Green Briar Circle and Camino Verde, Existing (17) 1du/2,4ac, New GP: SR2, request: SR1

FB15 After limited discussion Mr. Wood motioned to deny the applicant's request for SR1 zoning and instead support the DPLU Staff proposal for SR2 zoning and the motion was approved unanimously.

FB16, Owner:TRIVEDI FAMILY TRUST 06-09-94, Stewart Canyon Rd and India Lane, Existing (17) 1du/2,4ac, New GP: SR4, Request: SR2

FB16 After limited discussion Mr. Wood motioned to deny the applicant's request for SR2 and instead support the DPLU Staff proposal for SR4 zoning and the motion was approved unanimously.

FB17, Owner: GARRETT DIANE L, Reche Rd just west of I-15, Existing: (1) 1du/1,2,4ac, New GP: SR2, request: SR1

FB17 Mr. Wood pointed out that the property to the east of the property in question was set to be zoned SR1 and the property to the west SR2. Mr. Christiansen felt the property's terrain was more like the property to the east than the property to the west and supported the request. After further discussion Mr. Wood motioned to support the applicant's proposal for SR2 zoning and the motion was approved with Mr. Christiansen voting no and Mr. Perez abstaining.

FB18, Owner: FRITZ FAMILY TRUST, South of Pala Mesa Heights Drive on Rice Canyon Road, Existing: (20) Gen Ag 1du/10ac, New GP: RL40, Request: SR10

FB18 After limited discussion Mr. Wood motioned to deny the applicant's request for SR10 zoning and support the DPLU Staff proposal for RL40 zoning and the motion was approved unanimously.

FB19, Owner: PETTIGREW DAN&JILL, At the northern terminus of Stewart Canyon Road, Existing: (20) Gen Ag 1du/10ac, New GP: RL10, Request: SR10

FB19 After limited discussion Mr. Wood motioned to deny the applicant's proposal for SR10 zoning and instead support the DPLU Staff proposal for RL20 zoning and the motion was approved unanimously.

FB20, Owner: ROGER TOWNSEND, at the intersection of Margarita Glen and Calle Corredor, Existing: (18) 1du/4,8,20ac, New GP: RL20, Request: SR4

FB20 After limited discussion Mr. Wood motioned to deny the applicant's request for SR 4 zoning and instead support the DPLU Staff proposal for RL20 zoning and the motion was approved unanimously.

FB21, Owner: WYLIE RONALD E, 275 feet from the Riverside county line on Sandia Creek Drive, Existing: (18) 1du/4,8,20 ac, New GP: RL20, Request: SR4

FB21 Mr. Saunders spoke in favor of the SR4 zoning request. He stated that several surrounding properties currently have been subdivided to less than 4 acre parcels. Mr. Wood confirmed that surrounding density. After lengthy discussion Mr. Wood motioned to support the property owners' request and the motion failed with only seven votes in favor. Mr. Harrington, Mr. Russell, Ms. Gebhart, Ms. Bain and Mr. Wood voted against.

After briefly revisiting the request (also with Mr. Saunders approval) Mr. Harrington motioned, in recognition of the density disparity, that DPLU consider SR10 zoning for the parcel in question and the motion passed with Mr. Christiansen and Mr. Perez opposed.

FB22, Owner: SAUNDERS FAMILY TRUST, ½ mile from the Riverside county line accessible via a private road Sandia Creek Drive, Existing: (18) 1du/4,8,20ac, New GP: RL20, Request: SR4

FB22 Mr. Saunders spoke in favor of the SR4 zoning request. He stated that several surrounding properties currently have been subdivided to less than 4 acre parcels. Mr. Wood confirmed that surrounding density. After lengthy discussion Mr. Wood motioned to support the property owners request and the motion failed with only seven votes in favor. Mr. Harrington, Mr. Russell, Ms. Gebhart, Ms. Bain and Mr. Wood voted against. After briefly revisiting the request (also with Mr. Saunders approval) Mr. Harrington motioned, in recognition of the density disparity, that DPLU consider SR10 zoning for the parcel in question and the motion passed with Mr. Christiansen and Mr. Perez apposed.

FB23, Owner: Melanie DeHoney, On the Riverside county line accessible via Sandia Creek Drive, Existing: (18) 1du/4,8,20ac, New GP: RL20, Request: SR4

FB23 Mr. Saunders spoke in favor of the SR4 zoning request. He stated that several surrounding properties currently have been subdivided to less than 4 acre parcels. Mr. Wood confirmed that surrounding density. After lengthy discussion Mr. Wood motioned to support the property owners request and the motion failed with only seven votes in favor. Mr. Harrington, Mr. Russell, Ms. Gebhart, Ms. Bain and Mr. Wood voted against. After briefly revisiting the request (also with Mr. Saunders approval) Mr. Harrington motioned, in recognition of the density disparity, that DPLU consider SR10 zoning for the parcel in question and the motion passed with Mr. Christiansen and Mr. Perez apposed.

FB24, Owner: MCCARTHY REVOCABLE TRUST, south of SR-76 approx. 1.5 miles east of I-15, Existing: (18) 1du/4,8,20ac & (19) Int Ag 1du/4,8ac, New GP: RL40, Request: SR4

FB24 After limited discussion Mr. Wood motioned to deny the applicant's request for SR4 zoning and instead support the DPLU Staff proposal for RL40 zoning and the motion was approved unanimously.

FB25, Owner: LIGHTFOOT JANE D TRUST, 23.39 acres 0.16 miles east of Oroway Road on Stewart Canyon Road, Existing: A70, 1du/10ac, New GP: RL20. Request: SR10

FB25 After limited discussion Mr. Wood motioned to deny the applicant's request for SR10 zoning and instead support the DPLU Staff proposal for RL20 zoning and the motion was approved unanimously.

FB26, Owner: DO QUI&AI CHAU, 16.35 acres 190.73 acres 450 feet to the west if Taza Road and Oroway Road, Existing: 1du/10ac, New GP: RL20, Request: SR1

FB26 After limited discussion Mr. Wood motioned to deny the applicant's request for SR1 zoning and instead support the DPLU Staff proposal for RL20 zoning and the motion was approved unanimously.

FB27, Owner: LEATHERBURY FAMILY TRUST, adjacent to the east of Gird Road via a private road, Existing: 1du/2,4ac, New GP: SR2, Request: SR1

FB27 After limited discussion Mr. Wood motioned to deny the applicant's request for SR1 zoning and instead support the DPLU Staff proposal for SR2 zoning and the motion was approved unanimously.

9. Reappoint Tom Harrington as the Fallbrook Community Planning Group's representative on the I-15 Corridor Design review Board. County planner Cheryl Jones, DPLU, 858/694-3816, Planning/Sponsor Group Coordinator. Community input. Voting item.

Mr. Russell nominated Mr. Harrington and the nomination was approved unanimously.

The meeting was adjourned at 9:20 pm.
Tom Harrington, secretary.